

CITY OF ALBUQUERQUE



January 14, 2009

Ronald Ray Bohannon, P.E.
Tierra West, LLC.
5571 Midway Park Place N.E.
Albuquerque, NM 87109

**Re: Firestone Tire—Lot 5, Lowes Subdivision, 10151 Coors Blvd NW,
(B-14/D015)**

Approval of Permanent Certificate of Occupancy,

Engineer's Stamp Dated: 6-24-08

Engineer's Certification Date: 1-13-09

PO Box 1293

Mr. Bohannon,

Albuquerque

Based upon the information provided by our visual inspection on 1/13/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

NM 87103

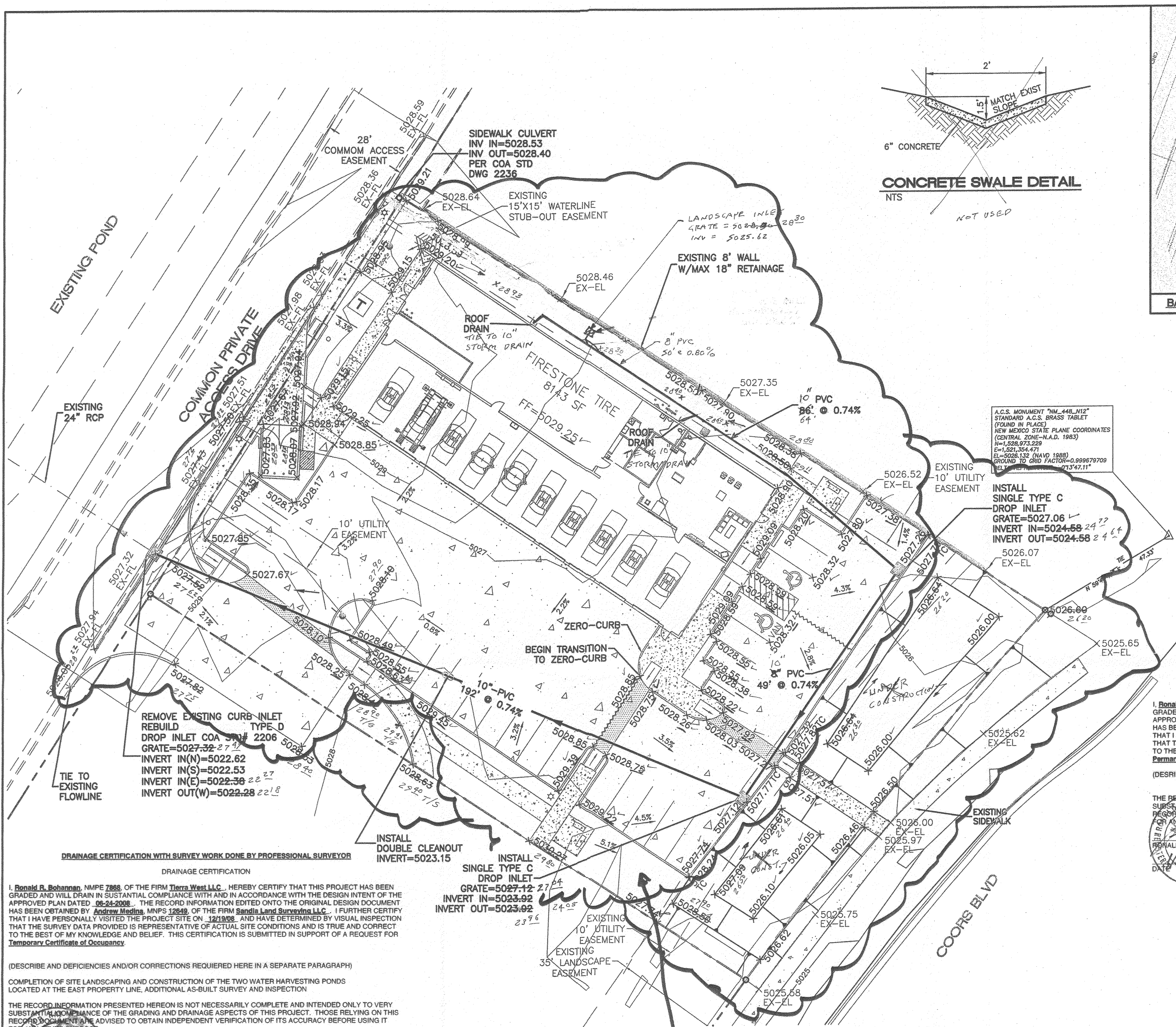
If you have any questions, you can contact me at 924-3982.

Sincerely,

www.cabq.gov

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: CO Clerk—Katrina Sigala
file



1. Ronald B. Bohannon, NMP# 7868, OF THE FIRM **Tierra West LLC**, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **06-24-2008**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **Andrew Medina**, NMP# 1269, OF THE FIRM **Sandia Lane Surveyors LLC**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **10/19/08** AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Temporary Certificate of Occupancy.

(DESCRIBE AND DEFICIENCIES AND/OR CORRECTIONS REQUIRED HERE IN A SEPARATE PARAGRAPH)
COMPLETION OF SITE LANDSCAPING AND CONSTRUCTION OF THE TWO WATER HARVESTING PONDS LOCATED AT THE EAST PROPERTY LINE, ADDITIONAL AS-BUILT SURVEY AND INSPECTION

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A (acres)	Treatment B (acres)	Treatment C (acres)	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	3,440	0.08	0%	0%	0%	0%	0.07	1.840	0.012
2	5,637	0.13	0%	0%	0%	0%	0.11	1.840	0.019
3	5,794	0.13	100%	0%	0%	0%	0.00	0.440	0.005
4	5,240	0.12	0%	0%	0%	0%	0.11	1.840	0.018
5	17,572	0.40	0%	15%	0%	85%	0.34	1.775	0.080
Total							0.115	0.115	3.14

Equations:

Weighted E = Ea* A_a + Eb* A_b + Ec* A_c + Ed* A_d / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * A_a + Qb * A_b + Qc * A_c + Qd * A_d

Zone	100-Year	10-Year
Ea	0.44	0.08
Eb	0.67	0.22
Ec	0.99	0.44
Ed	1.97	1.24

Zone	100-Year	10-Year
Qa	1.29	0.24
Qb	2.03	0.76
Qc	2.87	1.49
Qd	4.37	2.89

EXISTING DRAINAGE CONDITIONS:

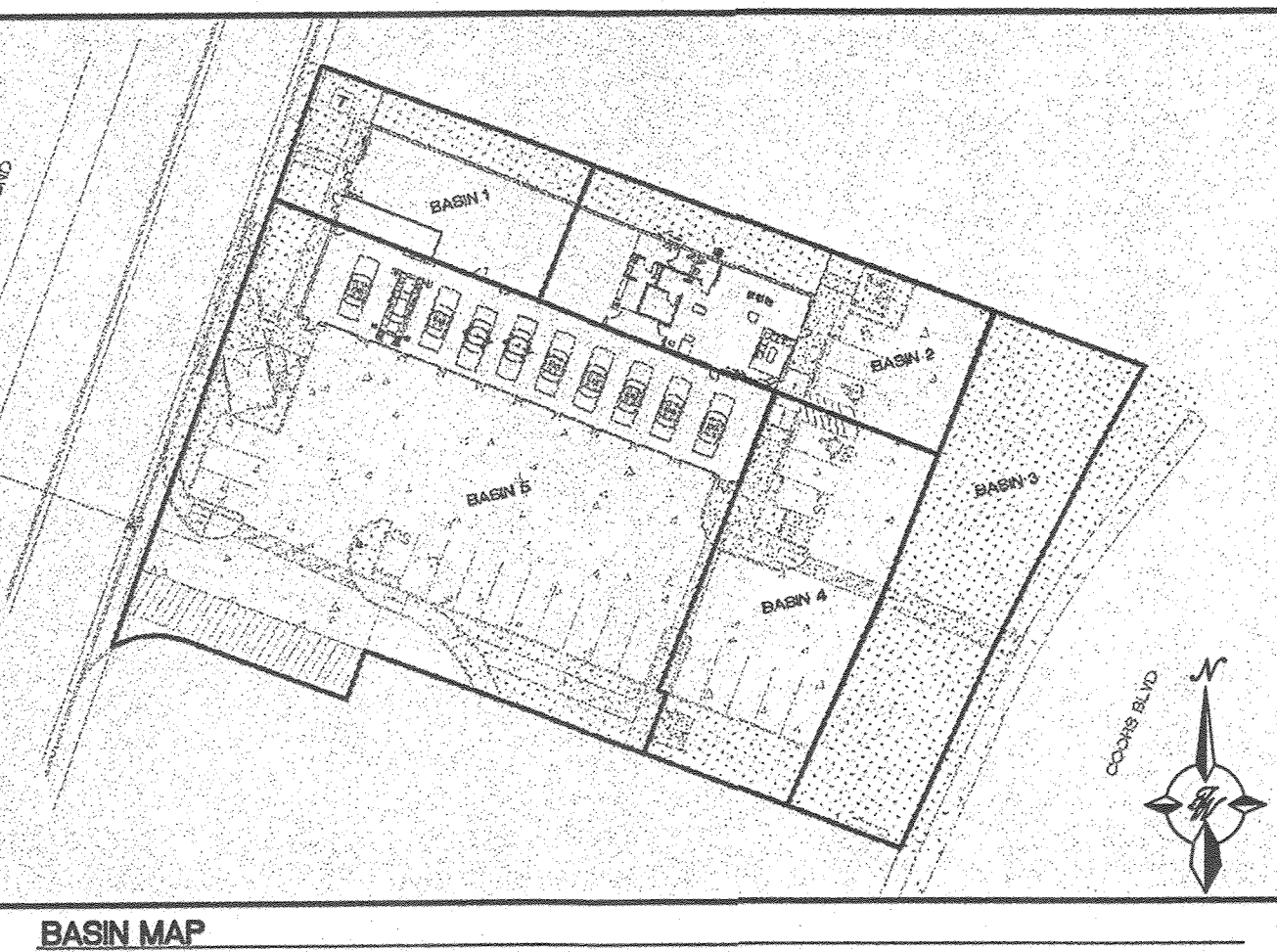
THE SITE IS CURRENTLY UNDEVELOPED AND SHEET FLOWS TO THE PRIVATE ACCESS PARCEL LOCATED ON ITS WESTERN BOUNDARY. EXISTING CATCH BASINS LOCATED IN THE ACCESS ROAD CAPTURE AND DISCHARGE THE RUNOFF INTO THE EXISTING POND.

PROPOSED DRAINAGE CONDITIONS:

THE SITE IS DESIGNED TO DRAIN TO THE PRIVATE ACCESS ROAD LOCATED ON THE WESTERN BOUNDARY. RUNOFF WILL BE CAPTURED BY THE EXISTING CATCH BASIN AND BE DISCHARGED TO THE EXISTING POND. THE EXISTING DRAINAGE FACILITIES BUILT WITH LOWES WERE DESIGNED TO HANDLE THE PEAK DISCHARGE FROM LOT 5. THE REQUIRED 35' LANDSCAPE BUFFER WILL BE USED FOR WATER HARVESTING. THE WATER HARVESTING AREA IS REPRESENTED IN THE BASIN MAP AS BASIN 3.

ALLOWABLE PEAK DISCHARGE:

THE LOWE'S APPROVED DRAINAGE REPORT DATED JULY 2001 CALCULATED THE ALLOWABLE DISCHARGE FROM LOT 5 INTO THE DETENTION POND TO BE 4.54 CFS USING LAND TREATMENTS OF 15% B AND 85% D WITH AN AREA OF 1.13 ACRES. THE ACTUAL AREA OF LOT 5 IS 0.86 ACRES. THE ALLOWABLE DISCHARGE FROM LOT 5 TO THE DETENTION POND WAS ADJUSTED USING THE SAME LAND TREATMENTS FROM THE APPROVED DRAINAGE REPORT AND THE UPDATED AREA OF 0.86 ACRES. THE PEAK DISCHARGE IS ADJUSTED TO BE 3.47 CFS.



LEGEND

- CURB & GUTTER
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- WATER BLOCK
- AS-BUILT ELEVATION

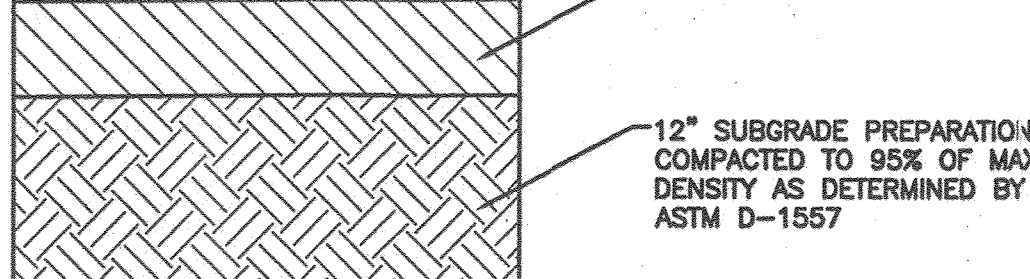
DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

1. Ronald B. Bohannon, NMP# 7868, OF THE FIRM **Tierra West LLC**, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED **06-24-2008**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **Andrew Medina**, NMP# 1269, OF THE FIRM **Sandia Lane Surveyors LLC**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **10/20/08** AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Permanent Certificate of Occupancy.

(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATION HERE IN SEPARATE PARAGRAPH) NO EXCEPTIONS TAKEN

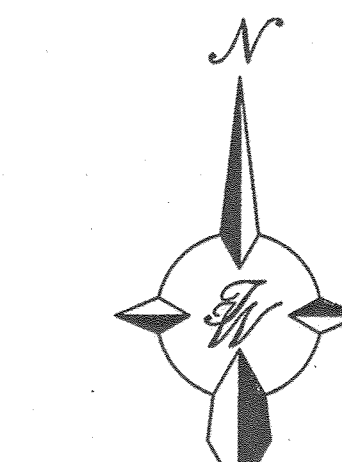
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD B. BOHANNAN, NMP# 7868
DATE: 10/20/08
PROFESSIONAL SURVEYOR

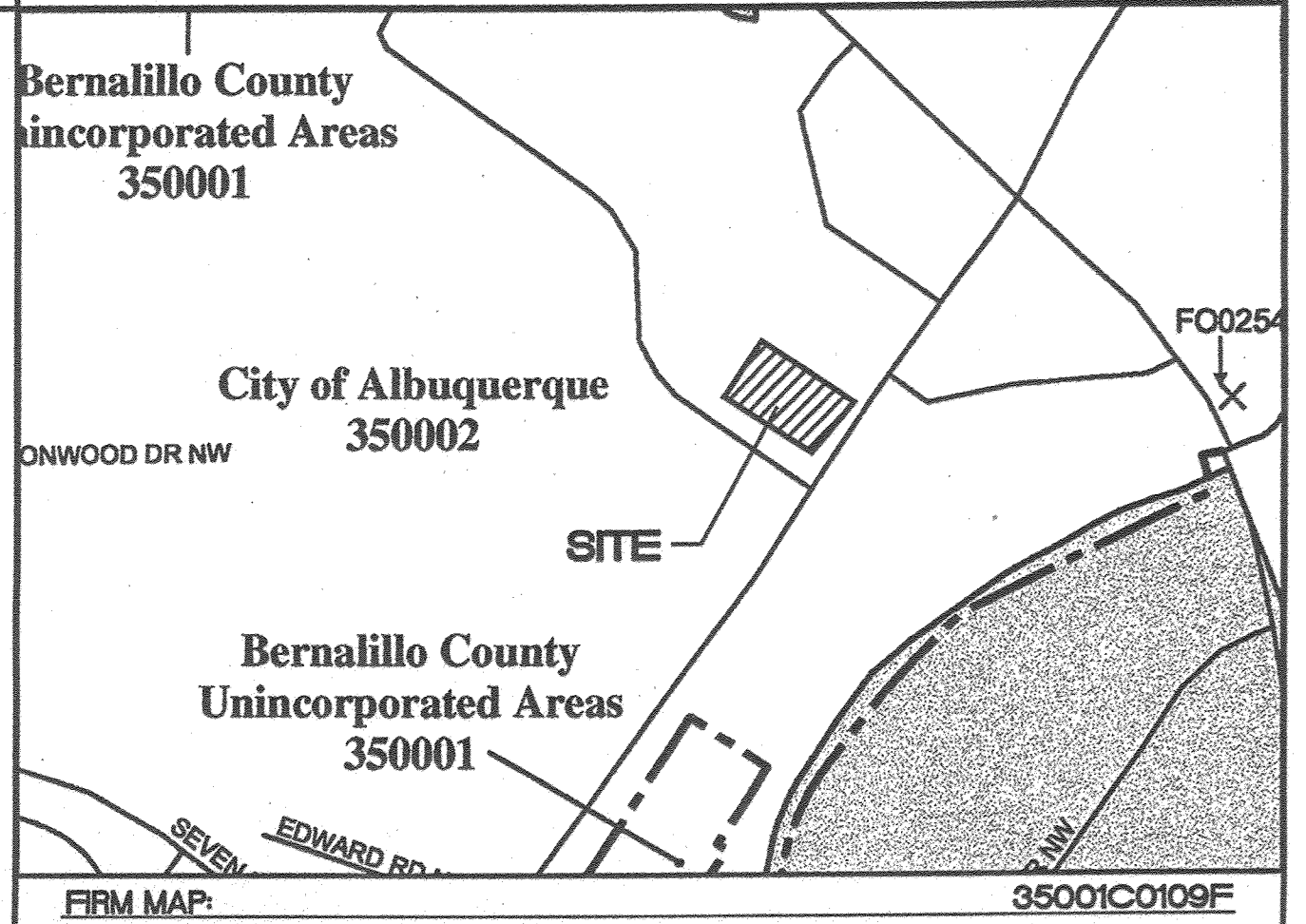
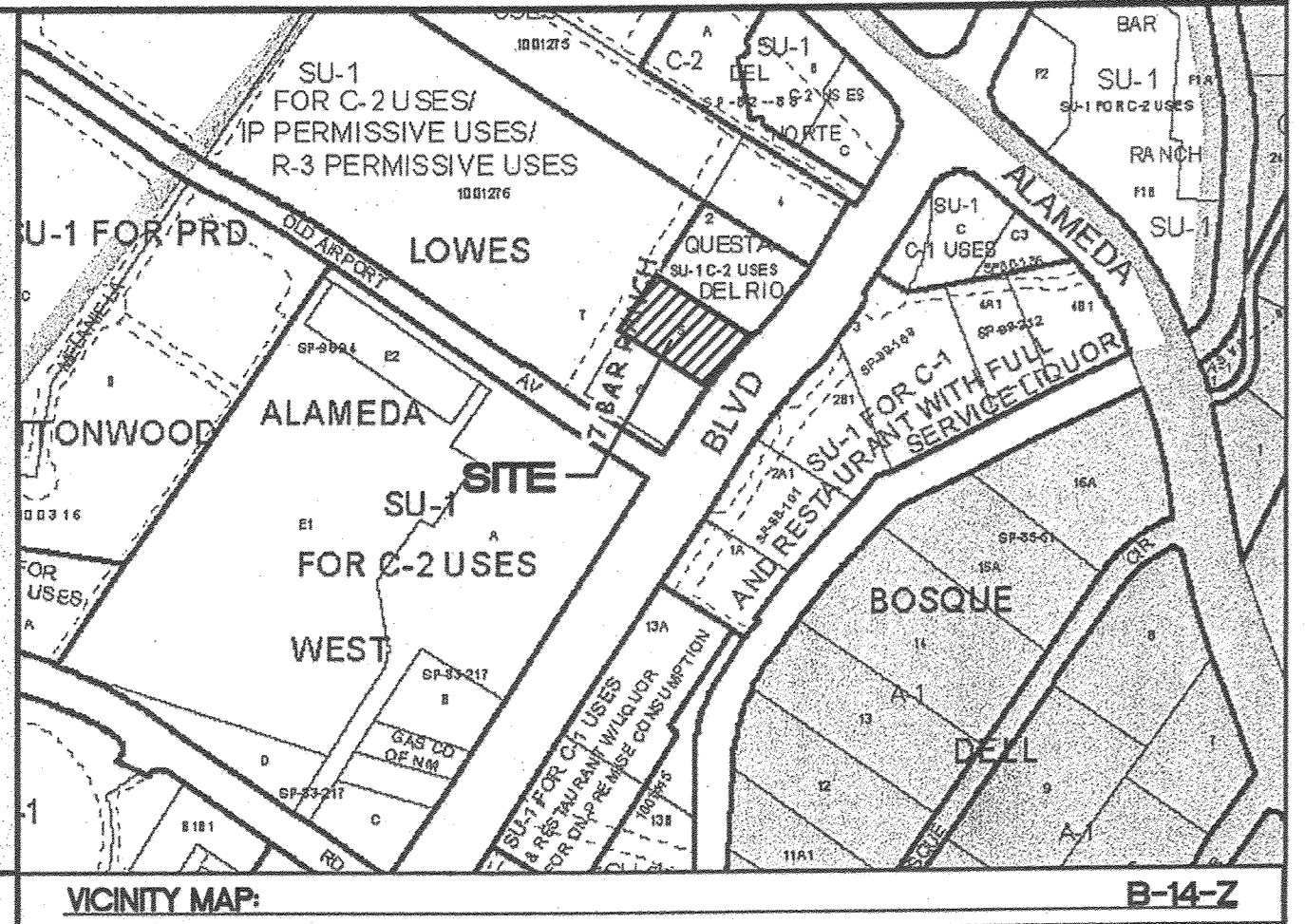
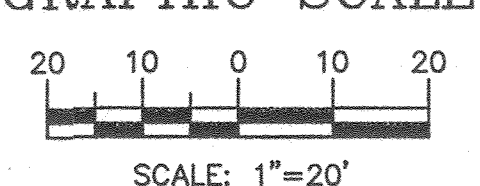


TYPICAL PAVING SECTION

NOT TO SCALE



GRAPHIC SCALE



LEGAL DESCRIPTION

LOT 5, LOWES SUBDIVISION

CAUTION:
ALL SPOT ELEVATIONS SHOWN ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE SPECIFIED.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

AS-BUILT 12/19/08 BY RW & 1/10/09 BY RW

ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	FIRESTONE COORS AND OLD AIRPORT ROAD GRADING AND DRAINAGE PLAN	DRAWN BY BJF DATE 06/18/08 2770-GRB SHEET # C3 JOB # 27070
RONALD B. BOHANNAN P.E. #7868		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100